

Guide Price £395,000

Fell Drive, Lee-On-The-Solent PO13
8HR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ SEMI DETACHED BUNGALOW
- ❖ TWO BEDROOMS
- ❖ LOUNGE/DINER
- ❖ MAIN BEDROOM WITH WALK IN WARDROBE
- ❖ MODERN KITCHEN
- ❖ ENCLOSED REAR GARDEN
- ❖ SOLAR PANELS

We are pleased to bring to the market this immaculately presented two-bedroom semi-detached bungalow which is a true gem, offering beautiful interiors and thoughtfully designed living spaces in a sought-after residential location of Lee-on-the-Solent, close to the local amenities and seafront. NO ONWARD CHAIN.

A welcoming entrance hall provides access to all rooms and the loft space, where the electric boiler is housed, ensuring efficient heating.

The heart of the home is the spacious lounge/diner, featuring a stunning skylight lantern that floods the room with natural light, and bi-fold doors that seamlessly open onto the private rear garden—perfect for indoor-outdoor living and entertaining. There is wooden laminate flooring throughout the living space with carpet to bedroom one.

The well-equipped kitchen offers ample storage and workspace, integrated washer/dryer and fridge-freezer, electric oven and ceramic hob, while the modern shower

room provides a sleek and stylish finish.

The main bedroom is a standout feature, complete with a private dressing room, cloakroom, and its own skylight lantern, creating a bright and luxurious retreat. The second bedroom offers versatility for guests, home working, or hobbies.

Externally, the property boasts a fully enclosed rear garden designed for low maintenance, with paved areas surrounding artificial grass, offering the perfect setting for relaxing or entertaining without the upkeep of traditional lawns. There is also a paved side access and French doors leading into the garage which has a electric roller door.

The home also benefits from owned solar panels, as the property is all electric these help to reduce energy bills and the environmental impact. There are interlinked smoke detectors in the main rooms.

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PROPERTY INFORMATION

Solicitor

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details

Removals Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Mortgage & Protection

If you are considering making an offer for this or any other property we are marketing, please make

early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Anti-Money Laundering (AML)

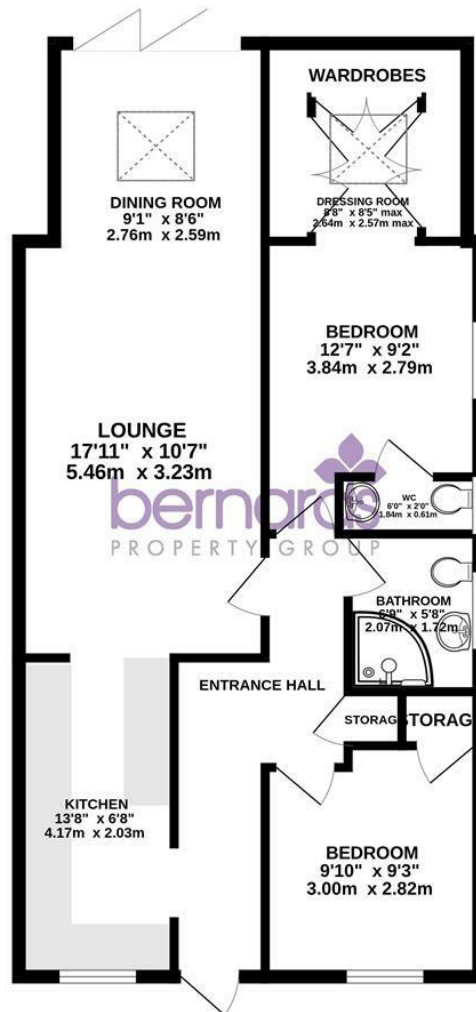
Eckersley White have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

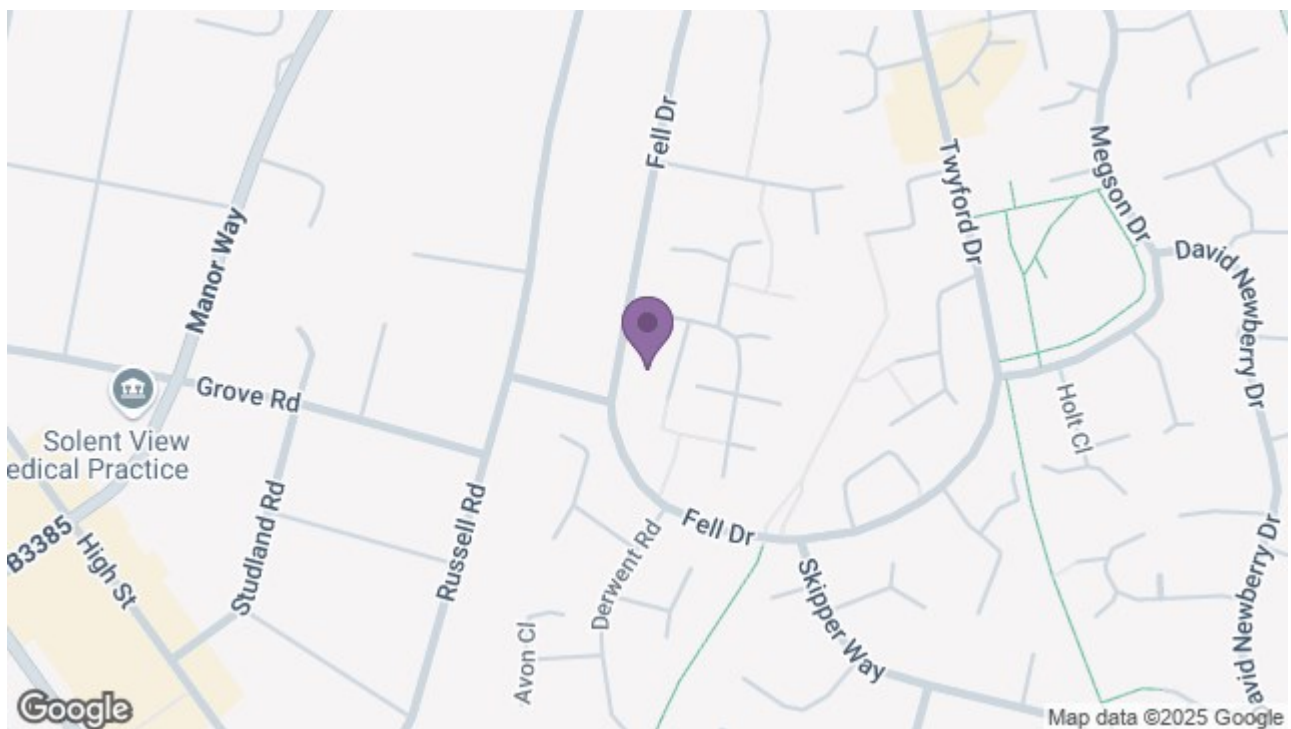


GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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